



Agenda Item #: 8

Project Title: 222 W. Gorham Street - Conditional Use in the Downtown Core for a Rooftop Patio. 2nd Ald. Dist.

Legistar File ID #: 71722

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Shane Bernau, Jessica Klehr, Christian Harper, Rafeeq Asad and Russell Knudson.

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of June 29, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of a conditional use in the Downtown Core for a rooftop patio at 222 W. Gorham Street. Registered and speaking in support were Michael Booth, Mark Kruser, representing OPN Architects. Registered in support and available to answer questions was Jeffrey Kovacovich, representing Red Rock Saloon.

The proposal recreates an outdoor patio for the saloon after having moved from two blocks away where they had an outdoor seating area. Where currently there is an unoccupied roof, they are proposing modifications, including two overhead garage doors flanked by two pedestrian doors. The bulk of the proposed patio is left open for furniture, planters and guardrail. The paved area is held back 10-feet from the parapet area. The northwest side of the patio would have a shade structure where they anticipate more intimate seating, utilizing a gabion wall intended to act as noise mitigation. The gabion wall would be a cage structure with stones in it, and a timber structure with wood slat roof for a canopy. The team feels this will address the noise concerns raised by Ald. Heck. The rooftop patio will have minimal presence from the street, and they have added a solid plate at the back of the gabion wall to create a cavity to trap sound. Where they originally proposed exterior TVs and speakers and a bar area, they have removed those amenities in an effort to remove sound, and the owner has agreed to close the overhead doors by 11:00 p.m., with all patrons off the roof by 1:30 a.m.

The Commission discussed the following:

- This is a nice amenity for this rooftop patio, and the canopy structure adds to the urban landscape here, it's kind of exciting. People like to see rooftop activation. I wasn't really aware of a sound issue, I was interpreting you were trying to block sound from mechanical equipment for the patrons, but the intent is to contain the sound? If that is really the goal you want to have a solid element behind the wall, the gabion wall has gaps between the stone elements and supporting vertical structure. I would also suggest a more solid solution to the canopy for shelter from the rain.
- The noise concern is for people living just behind the wall? How far away is that?
 - It's about 100-feet.
- Perhaps in the summer when folks have their windows open and go to bed at a reasonable hour. But if you have that condensing unit (white noise interrupter) there, that produces a lot of noise.
 - There are three a/c condensers that are between the patio and the residential. There is also the kitchen vent there and it is running most of the time.
- I wouldn't continue the wall past the corner, it's not worth the odd look of it continuing past the edge of the roof structure.

- You eliminated outdoor amplification of music, State Street is a loud area anyway, I'm not sure this is really going to contribute that much. You've made an attempt to mitigate the sound, maybe a solid panel behind the wall would help. Nice project, nice amenity for that property and will be nice to have that occupied again.
- Looks like a really nice project. This is State Street, and if we're going to live in an urban environment in downtown Madison you're willing to accept a little noise. I don't think it's that big of a deal, especially given the constraints to usage the owner has agreed to. I do fully agree that maybe a solid panel would be better. The gabion at first glance feels very foreign to be piling rocks on a roof. There are probably a lot of other cool materiality explorations you could do with different panels, but overall, activating the roof, bringing some life into the downtown is all good.
 - We did have some other designs, more of a slatted Corten wall and we selected the gabion to address Ald. Heck's concerns around sound. We also think it's a fitting design with the Red Rock theme and palette. We're proposing the gaps would be eliminated and a solid panel would be placed in the back to help reflect and absorb sound as much as possible.
- I like the tie to the identity of the place. What if it was a countertop slab with cool Red Rock veining across the back? It's a fun position to be in, there's a lot of options. The planter boxes with railing is a nice detail and design, I like that as well.
- This is barely visible from the street. Driving by you would hardly even know it was there. Sound will bounce all over the place down there, you'll have sirens, people yelling and screaming, noise from other restaurants or venues.

Action

On a motion by Braun-Oddo, seconded by Klehr, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0).

The Commission noted that any noise issues would be taken care of by ordinance.